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40 Pottery Street

, Kirkcaldy, KY1 3ET

Offers Over £78,000



Spacious upper flat with private main door and garden area. This well-presented property offers the perfect blend of privacy and space. Unlike many apartments, this property features its own private main door entrance, ensuring an independent feel from the moment you arrive. Inside, the layout is practical and flowing, with lounge, kitchen, two double bedrooms and shower room. The property benefits from gas central heating and double glazing throughout. With a mix of communal outdoor space and a private garden section, it's an ideal setup for those looking for a move-in-ready home with excellent outdoor options.

Kirkcaldy, a vibrant Fife coastal town which offers a comprehensive range of amenities including a wide selection of shops, supermarkets, schools at both primary and secondary levels, excellent leisure facilities and a host of recreational facilities such as Beveridge Park and the Adam Smith Theatre. The town boasts excellent transport links, including its own bus station and the Kirkcaldy railway station with direct connections to Edinburgh, Dundee and beyond. The A92 road link gives access to Edinburgh and all major local towns, making it an ideal commuter base.

Viewing by appointment!



Entry

Entry to the property is to the rear of the property with stairs to the first floor level where you will find access to this and the adjacent property. An attractive UPVC door provides access to the property.

Entrance Hallway

The welcoming entrance hallway serves as the central hub of the home, providing a clear separation between the living areas and the bedrooms. It provides access to the lounge, shower room and two bedrooms.

Lounge 14'11" x 9'8" (4.56 x 2.97)

A bright and comfortable living space designed for relaxation. The lounge offers ample room for various furniture configurations and serves as the gateway to the kitchen, creating a social, open flow.

Kitchen

Located conveniently off the lounge, the kitchen is compact, yet provides functional workspace and storage. The layout ensures everything is within easy reach, making it a practical heart of the home. Features hob, oven, sink, drainer and fridge/freezer, all included in the sale. Window overlooking the rear of the property.

Bedroom 13'3" x 9'10" (4.05 x 3.0)

A generous double bedroom located to the front of the property with double window formation, allowing for plenty of natural light. Features four mirror wardrobe doors to one wall providing an abundance of storage and hanging options. Also cupboard housing the meters and boiler. The original fireplace is to one wall, please note that we are unsure if this would still be functional as it is likely blocked off.

Bedroom 11'8" x 7'6" (3.58 x 2.31)

The second bedroom is also well-sized, making it perfect for a guest room, a child's room, or a spacious home office. Again facing to the front of the property.

Shower Room

Convenient shower room featuring a dedicated walk-in shower, wash hand basin and toilet. Ladder radiator, tiling to floor and window to the rear of the property.

Gas Central Heating

The property features gas central heating throughout.

Double Glazing

Windows and door panes are double glazed.

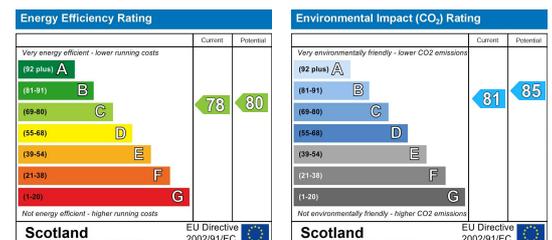
Gardens

This property benefits from access to a shared communal drying green plus its own private section of garden (at the top left section), perfect for a seating area, or personal landscaping.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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